



# LOUDOUN COUNTY PUBLIC SCHOOLS

## DIVISION OF PLANNING SERVICES

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January 13, 2020

Mr. Eric Blankenship  
County of Loudoun  
Department of Building and Development  
1 Harrison Street, SE (Mail Stop 62)  
Leesburg, Virginia 20175

RE: HAML 2019-0004 Gateway Farm Subdivision

Dear Mr. Blankenship:

School Board staff has reviewed the referenced application for Gateway Farm Subdivision. Based on 2019 Loudoun County Public Schools (LCPS) Western Loudoun planning district student generation factors, the proposed 22 single family detached lots will generate a total of 12 school-age children upon build out: 5 elementary school-age children (grades K-5), 3 middle school-age children (grades 6-8), and 4 high school-age children (grades 9-12). The attached assessment outlines the operational and capital impact of the project on LCPS.

Staff has also included a six-year student enrollment overview of LCPS Western Loudoun planning district schools, as well as detail on approved, unbuilt residential development within the same area, for County staff and policy makers to assess regarding the overall impact of the project on area elementary and secondary schools. The information detail is an excerpt from the *School Board Adopted FY 2021-2026 Capital Improvement Program*, dated December 17, 2019.

Thank you for the opportunity to comment on the Gateway Farm Subdivision application. The Loudoun County School Board is concerned about all land development applications. Capital facility expenditures and operational costs are significantly impacted by each approved residential project, and both can be anticipated to increase with each additional school-age child that resides in Loudoun County.

Should you require further information, please contact me at your earliest convenience.

Sincerely,

Beverly I. Tate, Director

Attachments (3)

c: Eric Williams, Superintendent  
Kevin Lewis, Assistant Superintendent

Election District: Catoctin



# Loudoun County Public Schools

## Division of Planning Services

### Project Assessment

#### Project Name: HAML 2019-0004 Gateway Farm Subdivision

Loudoun County Public Schools Western Loudoun Planning District Student Generation Factors, 2019	Housing Units	Elementary School Student Generation	Middle School Student Generation	High School Student Generation	Student Generation Total
		0.44	0.24	0.32	
Single Family Detached (SFD)	0.50 22	5	3	4	12
Single Family Attached (SFA)	0.45	0	0	0	0
Multifamily (MF)	0.47	0	0	0	0
<b>Total Students</b>		<b>5</b>	<b>3</b>	<b>4</b>	<b>12</b>
Capital Costs		Elementary School Cost (FY 2020 CIP)	Middle School Cost (FY 2020 CIP)	High School Cost (FY 2020 CIP)	Total Capital Expenditure
School Cost		\$44,235,000	\$80,450,000	\$139,200,000	
Capacity		960	1445	2100	
Per Pupil Cost		\$46,078	\$55,675	\$66,286	
<b>Project's Capital Costs</b>		<b>\$223,018</b>	<b>\$146,981</b>	<b>\$233,326</b>	<b>\$603,325</b>
Annual Operational Costs		FY 2020 Adopted Per Pupil Cost	Student Generation Total	Annual Operational Costs	
		\$15,241	12	\$182,892	
School Facility Information		Elementary School (Grades K-5)	Middle School (Grades 6-8)	High School (Grades 9-12)	
2019-20 School Attendance Zone		Kenneth W. Culbert	Harmony	Woodgrove	
September 30, 2019 Student Enrollment		490	1112	1644	
2019-20 Base Building Capacity		858	1227	1730	

**ELEMENTARY SCHOOL SUMMARY: WESTERN LOUDOUN**

General Planning District Description

North of Fauquier County, East of Clarke County/West Virginia, South of the Potomac River, West of the Catoctin Mountain Ridgeline

FY 2021 - FY 2026 CIP PLANNING PERIOD

ELEMENTARY SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BANNEKER ES	263	192	201	62	76%	217	46	83%	228	35	87%	231	32	88%	245	18	93%	246	17	94%
EMERICK ES	549	478	467	82	85%	474	75	86%	464	85	85%	496	53	90%	495	54	90%	510	39	93%
HAMILTON ES	286	183	182	104	64%	191	95	67%	194	92	68%	195	91	68%	196	90	69%	208	78	73%
KENNETH W. CULBERT ES	858	490	485	373	57%	518	340	60%	518	340	60%	527	331	61%	551	307	64%	585	273	68%
LINCOLN ES	138	88	81	57	59%	77	61	56%	78	60	57%	72	66	52%	80	58	58%	85	53	62%
LOVETTSVILLE ES	595	530	528	67	89%	552	43	93%	537	58	90%	552	43	93%	569	26	96%	594	1	100%
MOUNTAIN VIEW ES	812	681	693	119	85%	746	66	92%	734	78	90%	754	58	93%	792	20	98%	824	(12)	101%
ROUND HILL ES	697	563	586	111	84%	606	91	87%	624	73	90%	635	62	91%	651	46	93%	646	51	93%
WATERFORD ES	240	196	204	36	85%	216	24	90%	222	18	93%	228	12	95%	238	2	99%	238	2	99%
	4438	3401	3427	1011		3597	841		3599	839		3690	748		3817	621		3936	502	
HILLSBORO CHARTER ACADEMY		144	144			144			144			144			144			144		
MIDDLEBURG COMMUNITY CHARTER		113	144			144			144			144			144			144		

SOME ELEMENTARY SCHOOL STUDENTS RESIDING IN THE CENTRAL LOUDOUN PLANNING DISTRICT ARE CURRENTLY ATTENDING ELEMENTARY SCHOOL IN THE WESTERN LOUDOUN PLANNING DISTRICT.

**MIDDLE SCHOOL SUMMARY: WESTERN LOUDOUN**

General Planning District Description:

North of Fauquier County, East of Clarke County/West Virginia, South of the Potomac River, West of the Catoctin Mountain Ridgeline

FY 2021 - FY 2026 CIP PLANNING PERIOD

MIDDLE SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
BLUE RIDGE MS	1235	875	936	299	76%	915	320	74%	917	318	74%	906	329	73%	916	319	74%	929	306	75%
HARMONY MS	1227	1112	1163	64	95%	1157	70	94%	1184	43	96%	1225	2	100%	1255	(28)	102%	1296	(69)	106%
	2462	1987	2099	363		2072	390		2101	361		2131	331		2171	291		2225	237	

**HIGH SCHOOL SUMMARY: WESTERN LOUDOUN**

General Planning District Description

North of Fauquier County, East of Clarke County/West Virginia, South of the Potomac River, West of the Catoctin Mountain Ridgeline

FY 2021 - FY 2026 CIP PLANNING PERIOD

HIGH SCHOOLS	2019-20	30-Sep-19	2020-21			2021-22			2022-23			2023-24			2024-25			2025-26		
	BASE	ACTUAL	PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION			PROJECTION		
	CAPACITY	ENROLLMENT	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE	ENROLL	SPACE	UTILIZE
LOUDOUN VALLEY HS	1409	1322	1249	160	89%	1261	148	89%	1231	178	87%	1252	157	89%	1283	126	91%	1244	165	88%
WOODGROVE HS	1730	1644	1603	127	93%	1640	90	95%	1688	42	98%	1725	5	100%	1729	1	100%	1737	(7)	100%
	3139	2966	2852	287		2901	238		2919	220		2977	162		3012	127		2981	158	

**WESTERN LOUDOUN PLANNING DISTRICT  
RESIDENTIAL DEVELOPMENT**

LCPS Planning staff tracks residential building permit activity for Loudoun County and its incorporated towns. The monitoring includes both rezoned and by-right developments (i.e., approved, proposed, inactive) and construction status. Tracking the approved under construction and approved future "pipeline" development assists staff in estimating student growth.

Residential development detail is provided for approved, but not yet completed, residential projects in LCPS geographic planning districts. Complete, proposed, inactive, and/or age-restricted residential applications are excluded from the below provided information. Utilizing 2019 student generation factors, the number of potential LCPS students has been calculated based on the remaining number of residential units to be constructed.

**Western Loudoun Planning District  
Approved, Unbuilt Residential Development  
as of September 2019**

SFD - Single Family Detached    SFA - Single Family Attached    MF - Multifamily

Residential Development	Approved Residential Units				Potential LCPS Students			% Complete, as of 9/2019
	SFD	SFA	MF	Total	Elementary School	Middle School	High School	
AIRMONT MEADOWS ESTATES	24	0	0	24	5	3	4	0%
BLACK OAK CREEK	35	0	0	35	5	3	4	34%
BLACK OAK RIDGE	64	0	0	64	1	0	0	95%
BLUE RIDGE ESTATES	20	0	0	20	4	2	3	5%
CASKEY FARM	28	0	0	28	6	3	4	0%
CREEKSIDE AT ROUND HILL	95	0	0	95	8	4	6	62%
CREST AT WATERFORD, THE	31	0	0	31	4	2	3	39%
DEBUTTS	25	0	0	25	1	0	0	88%
EAST ET ALT DIVISION	8	0	0	8	2	1	1	12%
ECOVILLAGE	56	0	0	56	9	5	7	25%
FIELDSTONE FARM	28	0	0	28	2	1	1	68%
HAWTHORNE DIVISION	24	0	0	24	4	2	3	29%
HUNTERS HILL HAMLET	18	0	0	18	4	2	3	0%
HUNTING HILL	16	0	0	16	1	0	1	75%
JACKSONS RUN	28	0	0	28	6	3	4	0%
JONES FARM	12	0	0	12	2	1	1	42%
KEENA FARM	14	0	0	14	3	2	2	0%
KEENA SUBDIVISION	23	0	0	23	5	3	4	0%
LONGMOOR FARM ESTATES	33	0	0	33	5	3	3	36%
MEETING HOUSE FARM	25	0	0	25	6	3	4	0%
MELMORE SUBDIVISION	35	0	0	35	2	1	1	80%
MILLER DIVISION	12	0	0	12	2	1	2	8%
MOLER DIVISION	14	0	0	14	1	0	1	71%
MOORCONES SUBDIVISION	74	0	0	74	10	5	7	39%
OLD WHEATLAND ESTATES	77	0	0	77	7	4	5	61%
PATENT HOUSE FARM	21	0	0	21	2	1	2	48%
POTOMAC POINT	32	0	0	32	4	2	3	44%
RECKMEYER FAMILY SUBDIVISION	13	0	0	13	2	1	2	15%
RIEMENSCHNEIDER	13	0	0	13	3	2	2	0%
RIVERS EDGE	18	0	0	18	1	1	1	67%
ROUND HILL LAKE POINT	380	0	0	380	17	9	12	80%
ROUND HILL RURAL ESTATES UPPER LAKES	129	0	0	129	18	10	13	36%
VINEYARD SQUARE	0	0	42	42	9	5	6	0%
WATERFORD CREEK	36	0	0	36	1	1	1	86%
WATERFORD DOWNS	79	0	0	79	11	6	8	37%
WELSH FAMILY SUBDIVISION	15	0	0	15	2	1	2	33%
<b>Planning District Total, as of September 2019</b>	<b>1555</b>	<b>0</b>	<b>42</b>	<b>1597</b>	<b>174</b>	<b>95</b>	<b>126</b>	